

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, LLP Lei Lei Wang Ekvall, State Bar No. 163047 lekval@wglp.com 650 Town Center Drive, Suite 950 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: MASS LOANS, INC., Debtor(s).	CASE NO.: 1:09-bk-15586MT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 2/10/10	Time: 10:00 a.m.
Location: United States Bankruptcy Court, 21041 Burbank Boulevard, Woodland Hills, California	

Type of Sale: ☐ Public ☒ Private Last date to file objections:
1/27/10

Description of Property to be Sold: Real property located at 5142 Denny Avenue and 5147 Cartwright Avenue.
North Hollywood, California

Terms and Conditions of Sale: Sale is as is, where is, without representations and warranties, free and clear of
liens and interests, together with all improvements and personal property located thereon. See motion for additional
terms.

Proposed Sale Price: \$1,030,000.00 with \$30,000.00 credit for repairs ("Purchase Price")

Overbid Procedure (If Any): Initial bid \$20,000.00 over Purchase Price. See attached sheet for
complete overbid terms.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: February 10, 2010,
10:00 a.m., in Courtroom 301 of the United States Bankruptcy Court, 21041 Burbank Boulevard, Woodland Hills, California
Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Lei Lei Wang Ekvall
WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, LLP
650 Town Center Drive, Suite 950, Costa Mesa, CA 92626
Telephone: (714) 966-1000 Facsimile: (714) 966-1002
Email: lekval@wglp.com

Date: 1/20/10

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property to ensure that the estate's interest in the Property is sold for the best possible price:

A. Qualifying bidders ("Qualifying Bidder") shall:

1. Bid at least \$20,000.00 over the Purchase Price set forth in the Agreement;
2. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Agreement attached as Exhibit "16" to the Motion.
3. Be financially qualified, in the Trustee's exercise of her sound business judgment, to timely close the sale;
4. Submit a cash deposit of \$ 50,900.00 ("the Overbid Deposit") payable to Encore Escrow Company in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 7 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee on or before the hearing on this Motion, currently scheduled for February 10, 2010, at 10:00 a.m.
5. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
6. Any incremental bid in the bidding process shall be at least \$5,000.00 higher than the prior bid.
7. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("the Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("the Back-Up Bidder") which shall be the bidder

with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further court order.

8. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

In re: MASS LOANS, INC.	CHAPTER 7
Debtor(s).	CASE NUMBER 1:09-15586-MT

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
650 Town Center Drive, Suite 950, Costa Mesa, CA 92626

A true and correct copy of the foregoing document described **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On January 21, 2010 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

See Attachment

☒ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL(indicate method for each person or entity served):

On January 21, 2010 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Via U.S. Mail - See Attachment

☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on January 21, 2010 I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

The Honorable Maureen A. Tighe (Via Personal Delivery Via Attorney Service)
United States Bankruptcy Court
21041 Burbank Blvd.
Woodland Hills, CA 91367

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

January 21, 2010
Date

TERRI JONES
Type Name

/s/ Terri Jones
Signature

In re: MASS LOANS, INC.	CHAPTER: 7
Debtor(s).	CASE NUMBER: 1:09-15586 MT

ADDITIONAL SERVICE INFORMATION (if needed):

Served Via NEF

Lei Lei Wang Ekvall lekvall@wglp.com
Beth Gaschen bgaschen@wglp.com
Jeffrey S Shinbrot shinbrot@earthlink.net
United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
Nancy J Zamora zamora3@aol.com, nzamora@ecf.epiqsystems.com

Served Via U.S. Mail

Master Creditors List

Mass Loans Inc
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Beverly Hills CA 90211

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Anne Singer Esq
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City Of Los Angeles Finance
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Franchise Tax Board
Bankruptcy Section MS A340
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Sacramento CA 95812

Internal Revenue Service
Centralized Insolvency Opps
PO Box 21126
Philadelphia PA 19114-0326

Lance Thomas
6645 Columbus Avenue
Van Nuys CA 91405

In re: MASS LOANS, INC.	CHAPTER: 7
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LandAmerica OneStop Inc
PO Box 5899
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Irvine CA 92616

Lori A Cruz Chief Attorney
Child Support Services
Department
15531 Ventura Boulevard
Encino CA 91436-3157

Los Angeles County Tax
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Los Angeles CA 90012

Los Angeles County
Treasurer and Tax Collector
PO Box #54110
Los Angeles CA 90054-0110

LTD Financial Services
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#1600
Houston TX 77074

McCarthy Burgess & Wolff
26000 Cannon Road
Cleveland OH 44146

Michael Jaimes
9055 La Tuna Canyon Road
Sun Valley CA 91352-2221

NCO Financial Systems Inc
507 Prudential Road
Horsham PA 19044

Rodeo Realty Inc

Samuel Biggs
3250 Ocean Park Blvd #350
Santa Monica CA 90405

State Board of Equalization
PO Box 942879
Sacramento CA 94279-0001

The Nanasi Family Property
LLC
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Valencia CA 91355

Victor Ramirez
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Norwalk CA 90650

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Residential Bankruptcy Commercial Specialist
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Encore Escrow
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Calabasas, CA 91302

Karen Ramalho
Keller Williams Realty
12711 Ventura Boulevard, Suite 220
Studio City, CA 91604

Buyer's Realtor

In re: MASS LOANS, INC.

Debtor(s).

CHAPTER: 7

CASE NUMBER: 1:09-15586 MT

Secured Creditors

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Telephone: (562) 404-2232

County of Los Angeles Tax Collector
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Franchise Tax Board
Special Procedures Section
P.O. Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
P.O. Box 21126
Philadelphia, PA 19114

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Internal Revenue Service
300 N. Los Angeles Street
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Lori A. Cruz, Chief Attorney
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